

FOR  
SALE



7 Purcell Avenue, Port Talbot, West Glamorgan SA12 7TF

£220,000 - Freehold

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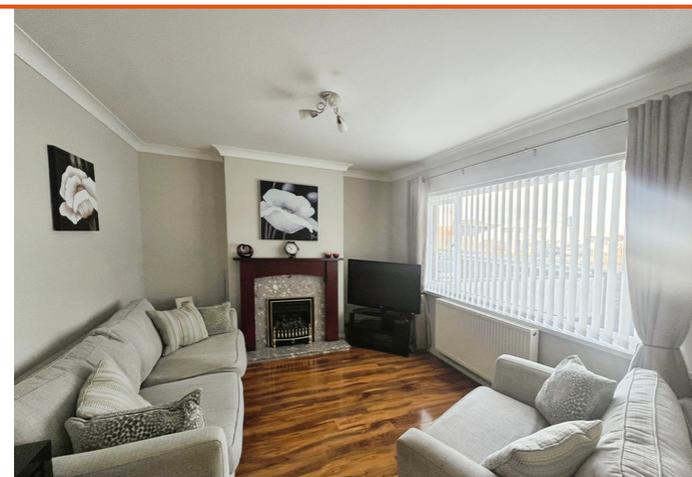
Payton  
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## PROPERTY SUMMARY

IDEAL FIRST TIME PURCHASE situated within walking distance to Aberavon beach. This traditional three bedroom semi detached house benefits from two reception rooms, kitchen, conservatory, downstairs w.c. front and rear gardens and OFF ROAD PARKING. Viewing is highly recommended to appreciate all this family home has to offer.

## POINTS OF INTEREST

- Three bedroom semi detached house
- Two reception rooms
- Downstairs w.c. and first floor bathroom
- Conservatory
- Low maintenance garden to the rear
- Off road parking
- Ideal first time purchase
- EPC - / Council tax - B



## ROOM DESCRIPTIONS

### Entrance

Via part frosted glazed PVCu door leading into the hallway.

### Hallway

Skimmed and coved ceiling, emulsioned walls, radiator, wood effect laminate flooring, stairs leading to the first floor and side facing PVCu double glazed window. Door leading into under stairs storage and doors leading off.

### Downstairs w.c.

1.08m x 1.35m (3' 7" x 4' 5") Skimmed and coved ceiling, ceramic tiled walls, side facing frosted PVCu double glazed window, radiator and a continuation of the laminate flooring. Two piece suite comprising low level w.c. and wash hand basin set within a vanity unit.

### Reception 1

3.26m x 3.48m (10' 8" x 11' 5") Skimmed and coved ceiling, emulsioned walls, front facing PVCu double glazed window, radiator and a continuation of the wood effect laminate flooring. Square archway leading through to reception 2.

### Reception 2

3.26m x 3.79m (10' 8" x 12' 5") Skimmed and coved ceiling, emulsioned walls, front facing PVCu double glazed window, radiator and a continuation of the laminate flooring. Marble tiled hearth and wooden mantle with surround housing an inset gas fire.

### Kitchen

2.33m x 2.85m (7' 8" x 9' 4") Skimmed and coved ceiling, ceramic tiled walls, continuation of the laminate flooring. A range of wall and base units with complementary work surfaces housing an inset stainless steel sink and drainer. Integrated kitchen appliances include; dishwasher and fridge/freezer. Space for freestanding cooker with extractor hood above. Storage cupboard housing the washing machine. Opening into the conservatory.

### Conservatory

3.24m x 3.86m (10' 8" x 12' 8") Polycarbonate lantern roof, wrap around PVCu double glazed windows, PVCu double glazed French doors leading out to the rear garden, radiator and a continuation of the wood effect laminate flooring.

### Landing

Via stairs with fitted carpet. Skimmed and coved ceiling with attic hatch with pull down ladder which is partially boarded with power installed. Rear facing PVCu double glazed window, fitted carpet and doors leading off.

### Family Bathroom

1.93m x 2.51m (6' 4" x 8' 3") Skimmed and coved ceiling, floor to ceiling ceramic wall tiles, rear facing frosted PVCu double glazed window, radiator and wood effect laminate flooring. Door leading into storage cupboard housing the wall mounted gas fired combination boiler. Three piece suite comprising panelled bath with chrome hot and cold taps, wall mounted electric shower with rainfall shower head, w.c. and wash hand basin set within vanity unit with storage.

### Bedroom 1

3.17m x 3.86m (10' 5" x 12' 8") Skimmed and coved ceiling, emulsioned walls with one feature papered wall, front facing PVCu double glazed window, radiator and fitted carpet.

### Bedroom 2

1.16m x 3.48m (3' 10" x 11' 5") Skimmed and coved ceiling, emulsioned walls with one feature papered wall, front facing PVCu double glazed window, radiator and fitted carpet.

### Bedroom 3

2.52m x 2.94m (8' 3" x 9' 8") Skimmed and coved ceiling, emulsioned walls with one feature papered wall, rear facing PVCu double glazed window, radiator and fitted carpet. Built in storage cupboard over the stairwell.

### Outside

The rear garden is bound to three sides by fence and part wall. Low maintenance laid mainly to patio slabs ideal for garden furniture. Area laid to lawn and block built storage shed, accessed via a PVCu double glazed frosted door. Further outbuilding for storage and outside tap. Wooden gate giving access to the front garden.

The low maintenance front garden is bound to three sides by wall with tarmac driveway and wooden gate to the side leading to the rear garden. Step up leading to the front door.



Awaiting EPC &  
Floorplan